



The Walkley Cottage, 46 Bolehill Road, Sheffield, S6 5DD

About the Opportunity



Why Invest?

Exciting Opportunity: The Walkley Cottage, Sheffield Pub Refurbishment!

A full refurbishment will reposition The Walkley Cottage as the only premium food-led pub in this vibrant Sheffield suburb. Inside, the trading area will be completely transformed, with upgraded finishes, new furniture and a more modern layout that supports casual dining and socialising. A significant investment in the kitchen will improve flow and operational efficiency, allowing for a quality food offer to be delivered consistently throughout the week.

Elevate Your Investment: Witness the Transformation

Externally, improvements to signage and lighting on visible elevations will increase kerb appeal and highlight the pub's upgraded position in the market. Located on a main link road in Walkley, with over 27,000 people living within walking distance, the pub is ideally situated to attract local residents and occasional visitors looking for a smart, dependable venue with great food, drinks and atmosphere.

About the Opportunity



Target Customers

Residents & Professionals:

- With a premium look and consistent offer, the pub will become a go-to for locals seeking quality food and drink close to home

Social Groups:

- The mix of sport, food and competitive socialising (darts and pool) will draw groups looking for casual but lively evenings out.

Couples & Midweek Diners:

- The menu of pub classics and welcoming atmosphere will appeal to couples and smaller groups wanting a reliable midweek meal or weekend treat.

Weekend Sport & Entertainment Fans:

- Live sport and periodic entertainment will provide reasons to visit regularly, especially at weekends.

About the Opportunity



The Offer

Drinks:

- The pub will offer a wide range of premium drinks, including lagers, ciders, spirits, wines, along with a great range of soft drinks and low & no options. This variety caters to everyone, ensuring the pub appeals to a broad audience.

Food:

- Local pub classics done well, delivered consistently throughout the week thanks to a refurbished kitchen and improved flow.

Coffee:

- A proper coffee offer will be available, providing a great option for daytime visitors, casual catch-ups and those looking for an alternative to alcohol.

Events:

- Live sport, local teams, periodic entertainment, and competitive socialising including darts and pool to maintain a strong rhythm of the week.

Internal Mood Board

This mood board is organized into several sections:

- Color Palettes:** A vertical stack of color swatches in earthy tones (brown, olive, grey).
- LOUNGE / DINING:** Includes images of curved booth seating, fabrics, and feature bookcases.
- Neutral Faux Planting:** A hanging arrangement of dried flowers.
- TRADE AREAS:** A large dark green banner at the bottom.
- BAR AREA:** A central image of a bar with hanging glasses, with labels: "Neutral Faux Planting", "Bar Area", "Glass Rack", "Mixed height furniture", and "Bric a brac theming".
- Curved booth seating:** A photo of a curved booth.
- Tiling To Kitchen Pass:** A photo of a tiled wall.
- Existing vinyl flooring:** A photo of a dark wood floor.
- Existing terracotta Tiles:** A photo of grey tiles with orange highlights.
- Leathers:** A photo of dark leather fabric.
- Fixed seating style:** A photo of a sofa.
- Internal Feel:** A photo of a television screen showing a landscape.
- Faux Planting:** A photo of a large green plant in a pot.
- Leather:** A close-up photo of a leather stool.
- Darts with timber backing:** A photo of a dartboard.
- Brickwork:** A photo of a brick wall.

Rendered Floor Plan

STAR
PUBS



Floor Plans & Finishes

1 General Trade Areas:

- Complete full internal redecoration to all previously decorated surfaces, including ceilings and timberwork.
- Allow a provisional sum for new lighting where noted and ensure lighting operates on a working dimmer system.
- Retain existing loose furniture and refurbish where required, with new furniture added to suit covers.
- New bric-a-brac, poster cases and mirrors throughout.
- Install new TVs in agreed positions.
- Provide new and refurbished floor finishes where specified.
- Remove selected sections of fixed seating, including any associated services, and make good walls and finishes.
- Install a feature darts wall including board, halo lighting, electronic scorer, chalkboards and foam surrounds.
- Retain existing Altro flooring and ensure skirtings are securely fixed.
- Install new drinks shelving and two new glass racks.
- Provide new dress blinds with rollers.
- Adapt existing fixed seating to form a new bookcase divider where required.
- Allow for making good to walls and associated works where required.



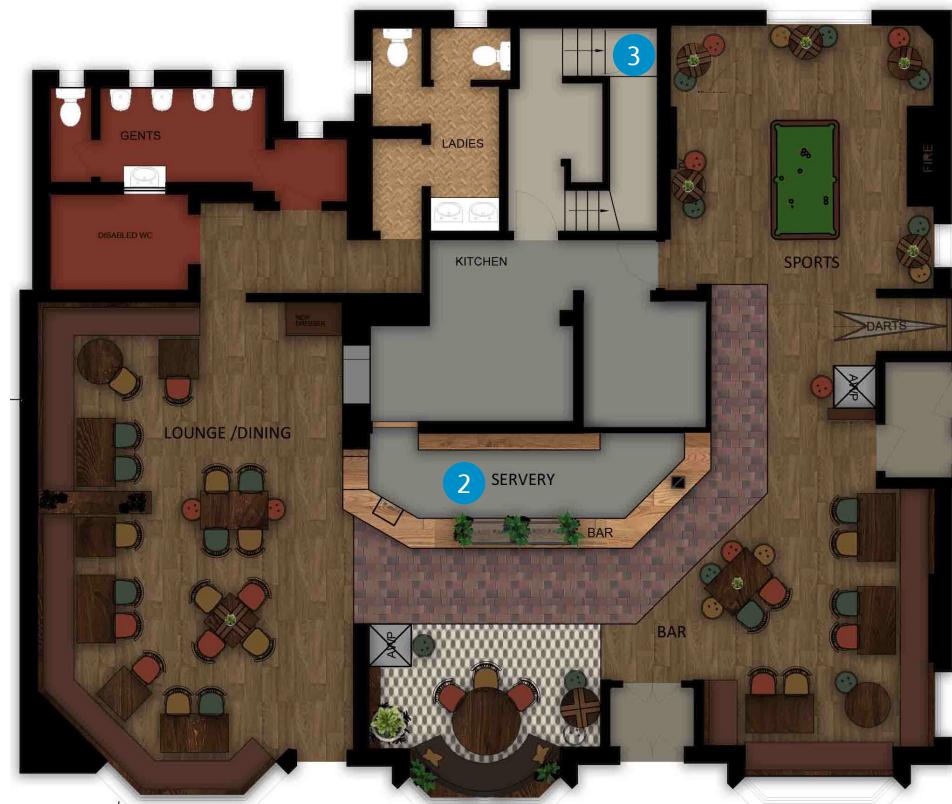
Floor Plans & Finishes

2 Bar Servery:

- Retain existing glasswash and ice machine.
- Retain existing backfittings and till.
- Paint bar front.
- Strip, sand and stain bar counter tops.
- Allow for product layout alterations where required.
- Retain ice machine in existing position.
- Install new timber screen to bar counter with frosted glazed insert to conceal coffee machine.
- Form new hatch or pass from existing kitchen area, subject to structural engineer calculations.
- Provide new glasswash station and new ice machine station.

3 Cellar:

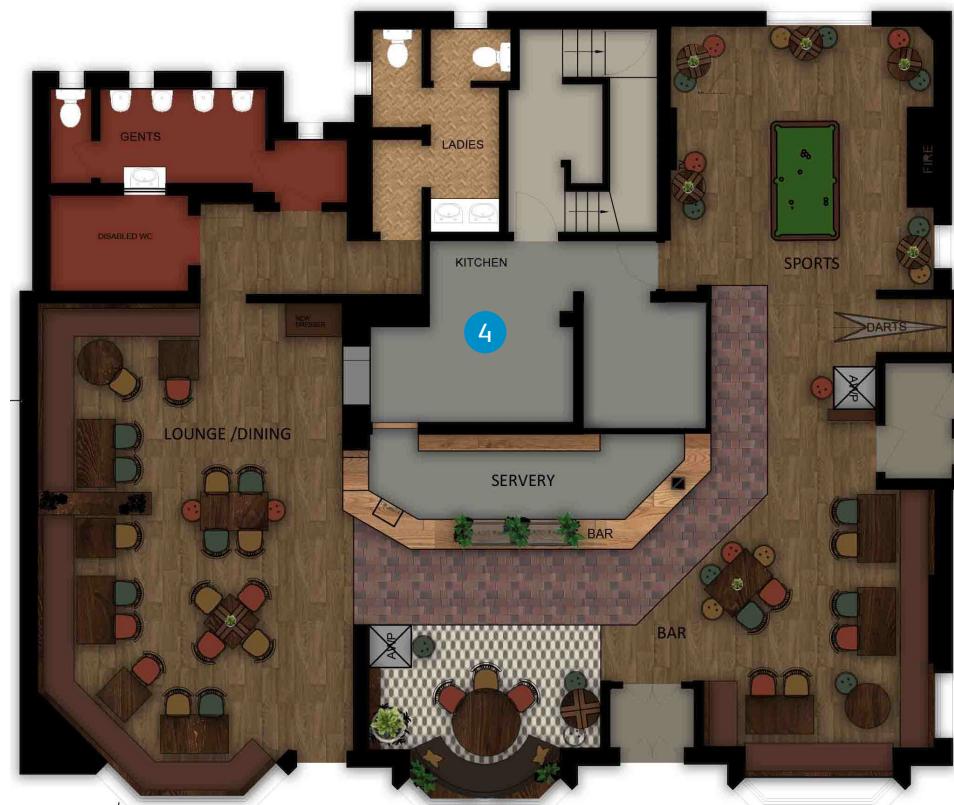
- Complete decorations and FSPPi works to cellar storage room.
- Confirm cellar cooling system is fully operational.
- Allow for any additional FSPPi and compliance works as required.



Floor Plans & Finishes

4 Trade Kitchen:

- Carry out works in line with catering contractor drawings and quotation.
- Retain existing Altro flooring and ensure skirtings are securely fixed back to walls.
- Decorate all previously painted surfaces.
- Provide data and power works for kitchen printer location.
- Adapt services where required, with loadings checked against catering contractor requirements.
- Block up existing door.
- Remove section of wall and form new opening in line with structural engineer calculations.
- Form new stud wall to create wash-up area.
- Install new Altro flooring to wash-up area.
- Provide all plumbing and power for new sink and dishwasher.
- Remove section of backfitting and front counter as required.
- Ensure compliant lighting is installed to wash-up area.
- Form new kitchen hatch or pass with two tiers.
- Install full-height feature tiling to the new kitchen pass wall.



Floor Plans & Finishes

Customer Toilets:

5 Gents:

- Decorate throughout.
- Deep clean existing floor finishes.
- Ensure extract system is fully operational.
- Install new locks and door hooks.
- Remove existing urinal trough and install new urinal pods.
- Make good walls and floors where required.
- Install new tiled flooring where trough has been removed.

6 Ladies:

- Decorate throughout.
- Ensure extract system is fully operational.
- Install new locks and door hooks.
- Install new vanity unit.
- Install basin and non-concussive taps.
- Install new vinyl flooring.



External Refurbishment



Signage and external works:

- Provide new external signage and lighting scheme.
- Complete external redecoration to the front and side elevations.
- Retain rear elevation as existing and carry out touch-ups to all painted surfaces, including guttering and fascias.
- Retain existing decorations and allow for touch-ups to all painted surfaces, including guttering and fascias.



STAR
PUBS

FIND OUT MORE

This project will significantly enhance the business's potential and we would like to see you bring your own ideas and flair to make the most of this great opportunity.

Interested? Get in touch.

📞 08085 94 95 96

👉 www.starpubs.co.uk

● The Walkley Cottage, 46 Bolehill Road, Sheffield, S6 5DD ●